Zoning Request ZC-19-08	700 Block McGehee Street	

Summary

Request:	Zoning change from "P" Public/Institutional to "SF 4.5" Single Family 4.5		
Applicant:	City of San Marcos 630 E. Hopkins San Marcos, TX 78666	Property Owner:	City of San Marcos 630 E. Hopkins San Marcos, TX 78666

Notification

Application:	April 1, 2019	Neighborhood Meeting:	April 24, 2019
Published:	April 28, 2019	# of Participants	7
Posted:	April 26, 2019	Personal:	April 26, 2019
Response:	None as of the date of this report		

Property Description

Legal Description:	Lots 18, 19, and 20, J.Q. Cliett First Addition		
Location:	700 Block McGehee St., Southeast of Mariposa St.		
Acreage:	0.31 +/-	PDD/DA/Other:	N/A
Existing Zoning:	Public/Institutional	Proposed Zoning:	Single Family 4.5
Existing Use:	Vacant	Proposed Use:	Single Family Residential
Preferred Scenario:	Existing Neighborhood/Open Space	Proposed Designation:	Same
CONA Neighborhood:	East Guadalupe	Sector:	4
Utility Capacity:	Available	Floodplain:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	SF-6	Residential	Existing Neighborhood
South of Property:	P	Vacant/Unimproved	Open Space
East of Property:	SF-6	Residential	Existing Neighborhood
West of Property:	SF-6	Veterans Park	Open Space

Staff Recommendation

X	Approval as Submitted		Alternate Approval		Denial
Staff: Shavon Caldwell		Title : Planner		Date: May 9, 2019	

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History

The subject property was platted and filed for record in 1943. The lots were deeded to the City by the San Marcos Urban Renewal Agency via a Deed of Dedication in 1976. The three lots being considered were deeded to the City along with the Riverside Addition Lots 3-17 and Lots A-P which comprise what's currently known as Veterans Park. The subject property has not been developed and is currently vacant. The three lots are zoned Public/Institutional (P).

The City of San Marcos is requesting the zoning change in support of the City's adopted affordable and workforce housing policy. The proposed zoning change to Single Family-4.5 (SF-4.5) would allow for the construction of three single-family detached homes on the lots. The City is proposing to construct these homes using awarded funds and grant the homes to eligible recipients through the CDBG Disaster Recovery and HOME programs.

Additional Analysis

The City of San Marcos was awarded $33,794,000 to address the impact of the floods in 2015. Substantial Amendment No. 6 to the Community Development Block Grant-Disaster Recovery Action Plan expanded the Housing Program under the Owner-Occupied Rehab/Reconstruction Program to include construction of single-family homes on City owned property. The City also has an agreement with the Texas Department of Housing and Community Affairs to build single-family homes this year through the federal HOME program.

A resolution establishing these lots for Disaster Recovery and HOME program use will accompany the zone change request at the June 4th City Council reading.

Comments from Other Departments

Police	No Concerns
Fire	Adopted Fire Code requires an appropriate turnaround for dead end streets over 150 feet in length. Roads between 150 and 500 feet may utilize a 120-foot hammerhead, 96-foot cul-de-sac, or 60-foot "Y" configuration. The width of the street may not be less than 24 feet.
Public Services	No Concerns
Engineering	No Concerns

Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
_X_			**Helps prevent the impacts of high density uses on low density areas** *The area consists of single-family homes. SF-4.5 zoning is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet.*
		_N/A_	**Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study** *Studies were not complete at time of request.*
_X_			**Encourages more opportunities for home ownership** ***Type the response below in italics*** *The proposed rezone increases the supply of sites available for owner-occupied housing and creates an opportunity for individual homeownership on the subject properties. The CDBG Disaster Recovery and HOME programs encourages opportunities for home ownership.*
_X_			**Ensures a diversity of housing to serve citizens with varying needs and interests** *SF-4.5 zones allow a smaller lot size than allowed in the City's other conventional residential districts.*
_X_			**Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map** *Conventional Residential districts are identified as zoning districts that may be "Considered" within Existing Neighborhoods as designated in the Comprehensive Plan. Per the Development Code, SF-4.5 should accommodate single family detached houses.* *Vision San Marcos states that diversified housing options should serve citizens with varying needs and interests and allow for more infill housing (Neighborhoods & Housing, Goal 3). The proposed rezoning allows for an opportunity to establish infill housing.*
		_N/A_	**Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area** *Studies were not complete at time of request.*
		_N/A_	**Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect** *There is no development agreement affecting this site.*

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
X			**Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified** *SF-4.5 is intended for low-density single-family residential development and should be applied in existing neighborhoods that are dominated by single family residential zoning. Surrounding uses are primarily single-family residential and parks and open space.*
X			**Whether the proposed zoning will reinforce the existing or planned character of the area** *A rezoning to SF-4.5 would be consistent with the single-family residential character of the surrounding area.*
X			**Whether the site is appropriate for the development allowed in the proposed district** *The lots are each 4,500 square feet and comply with lot area requirements in SF-4.5 districts.*
		X	**Whether there are substantial reasons why the property cannot be used according to the existing zoning** *The property can be used according to the existing zoning.*
X			**Whether there is a need for the proposed use at the proposed location** *The need for affordable and workforce housing in San Marcos has been recognized in Resolution No. 2014-96R. The resolution acknowledges that affordable housing is important to the economic vitality of San Marcos and can support other City goals such as reducing traffic congestion, decreasing air pollution, and reducing expenditures on road maintenance. Among other goals and objectives, the resolution states the need to increase home ownership rates and increase the supply of sites available for owner occupied housing. The proposed zone change and pursuant construction of workforce housing directly serves to meet these two goals.*
X			**Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development** *The property has access to sufficient water, wastewater, electric and other City services applicable to properties within the City limits.*

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
_X_			**Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property** *There are no identified adverse impacts to property in the vicinity that the rezone presents.*
		_N/A_	**For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5** *This request is not for a Neighborhood Density District.*
_X_			**The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management** *The property is located within a moderate to most constrained area according to the Land Use Suitability map. The subject property is not within the 100-year floodplain. The subject property is located within the San Marcos River Protection Zone and is partially located within the City's mapped water quality and water quality buffer zones. Development in this location will be required to comply with the environmental regulations within the San Marcos Development Code.*
		_X_	**Any other factors which shall substantially affect the public health, safety, morals, or general welfare** *None noted.*